

DEERFIELD PLANNING BOARD
DEERFIELD, NEW HAMPSHIRE
APRIL 8, 2015

MINUTES OF MEETING

PRESENT: Board members Kate Hartnett, Richard Pitman, William Perron, Peter Schibbelhute. Alternate member David Doran. Planning Consultant Gerald Coogan. Secretary Jane Boucher.

Vice Chair Kate Hartnett called the meeting to order at 7:07PM and appointed David Doran a voting member.

INFORMAL MEETING WORKFORCE HOUSING/VILLAGE DISTRICT

Kate Hartnett said that there are three things the Board wishes to accomplish by holding this hearing:

1. To assess current situation
2. Share Information
3. Direction and next steps

George Reagan, Housing Awareness Coordinator with NH Housing and Finance Authority was present along with Amy Lockwood and Lisa Wolford.

Gerald Coogan noted that the Village District was brought to voters and 2013 and voted down. In 2014 meetings were held and several concerned citizens attended. The Board decided to discuss the Village District further in 2015 with input from citizens. He added that George Reagan was present to give information on Workforce Housing.

George Reagan gave some information on his background and noted that he has been with NH Housing and Finance since February , 2008.

Mr. Reagan said that in the late 90's they were finding we had job growth but did not have enough housing or affordable housing for people coming to the State. The State looked at two housing studies, one in 2001 and one in 2006, which showed that municipal land use regulations were basically constraining the kind of variety of housing development for people with a variety of incomes.

According to Mr. Reagan, those studies came out and educated the public and the legislature. As a result the Business and Industry Association made Work Force Legislation it's top priority back in 2007 and 2008. At this point the the Senate House Leadership approached NH Housing to talk about drafting some kind of legislation that might pass the Legislature. Essentially through a lot of hard work and partnership with NH Municipal Association legislation was crafted and passed.

Gerald Coogan questioned how many communities in the state have adopted a version of Workforce Housing. Mr. Reagan replied that 53 communities have passed some type of land use regulations.

Richard Pitman asked Mr. Reagan if we had to have something in place .

Mr. Reagan said that the law states that communities have to have reasonable and realistic opportunities. He noted that it is important to assess your land use regulations and find if they are providing opportunities for affordable housing.

Lisa Wolford said that, after reviewing information, there is no mandate to adopt affordable Workforce land use regulation for any municipality. There are ways of approaching things that would allow the Town, if needed, to adopt regulations.

Mr. Reagan said that there is nothing that says you have to adopt a Workforce Housing Law. He noted that Amherst has an inclusionary zoning ordinance that deals with density.

Mr. Coogan asked Mr. Reagan to give information on Builders Remedy.

Mr. Reagan replied that it has been invoked twice that they know. More recently in the Town of Windham.

Lisa Wolford questioned if an Municipal Regulatory Audit should be the first step in determining if the Town is in compliance.

Mr. Reagan replied yes . Take a look at recent sales.

Gerald Coogan noted that a Regulatory Audit was addressed in 2008-2010.

Gerald Coogan advised that back in 2008 buildable lots in Deerfield were priced at \$125,000, currently they are \$75-85,000 .

George Reagan said that one thing that is required is that multi family homes, up to 5 units, be allowed.

Kate Hartnett said that the larger issue is that we need variety of places for our citizens to live.

Lisa Wolford felt that the Town should do a Housing Assessment first.

7:50PM Richard Pitman left the meeting at this time.

Kate Hartnett summarized saying that one thing that needs to be

done is a Housing Audit.

George Reagan provided copies of pictures of affordable housing in several communities in NH.

Lisa Wolford noted that she would like to support housing diversity but she felt she could not support large development. She said that she would like to see a variety of housing and rentals. She added that any studies done would be beneficial.

Kate Hartnett summarized saying that Workforce Housing has been voted down three times . She referred to the "Workforce Housing Quick Reference Guide" and the chart showing "Alternative Approaches to Compliance" and asked Board members to review the information.

Gerald Coogan said he could put together some information on housing for further review.

The Board will schedule another meeting and Gerald Coogan will contact Amy Lockwood when date is set.

The Village District will be further discussed at a May meeting of the Planning Board.

APPROVAL OF MANIFEST

William Perron moved and Peter Schibbelhute seconded to approve the manifest for a time sheet for Jane Boucher (15 hours).
Voted in favor.

REQUEST FOR EXTENSION OF CONDITIONAL APPROVAL

A request was received from James Franklin for an extension of conditional approval of a Minor Subdivision (Merrill) on North Road.

William Perron moved and Peter Schibbelhute seconded to grant an extension of 90 days (7/28/15) for a Minor Subdivision for property on North Road owned by the Merrills. Voted in favor.

The meeting was adjourned at 8:45PM.

Recorded and transcribed by Jane Boucher
Pending Approval by the Planning Board